

Identification of the Area

Area 90

Woodinville / Redmond / East Kirkland

Area Description:

Area 90 consists of 11 separate neighborhoods located predominately in the cities of Redmond, Woodinville, east Kirkland (NE 85th St.) and east Bothell (North Creek). The remainder of the area is within unincorporated King County.

Boundaries:

North – King -Snohomish County line (NE 205th St.)

West – I-405 Freeway (less Totem Lake neighborhood between NE 104th St and NE 132nd St.)

East –148th Ave NE south to NE 165th St, then west to the Sammamish River, then south along the Sammamish River to NE 116th St, then east to 196th Ave NE, and then south to Lake Sammamish.

South – From I-405, east along NE 40th St to 132nd Ave NE, then north to 60th St, then east to 148th Ave NE, then south to NE 20th St, then east to Bel-Red Rd, then following northeast along Bel-Red Rd to NE 40th St, then east to 172nd Ave NE, then south to NE 20th PL, and then east to Lake Sammamish.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Physical Inspection Area:

A portion of neighborhood 90-50 located in the Redmond central business district was physically inspected for this cycle. The portion of this neighborhood represents approximately 14% of the entire Area. Information for the remaining portion of the Area is based on existing County records and data as inspected during prior years.

Preliminary Ratio Analysis

A Preliminary Ratio Study of existing values was done in April 2007. The study included sales of improved parcels and showed a COV of 18.13%.

The study was repeated after application of the 2007 recommended values. The results are included in the validation section of this report showing a difference in the COV from 18.13% to 10.37%.

Scope of Data

Vacant Parcel Data:

The land valuation consisted of a review of all vacant land sales within Area 90 from 1/2003 through 12/2006. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. For land valuation purposes, the assessor used a GIS (Geographic Information System) as the primary tool to establish new assessed land values. The new land values are based on neighborhood land sales that are equalized with adjacent and similarly zoned properties.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division & Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Not Used" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The lien date of valuation is 1/1/2007.

Land Values and Neighborhood Descriptions

Land Change Summary:

The recommended land value for the 2007 Assessment year results in an average total change from the 2006 Assessments of +12.44%. The total land assessed value for the 2006 Assessment year for Area 90 was \$1,494,326,481 and the total recommended land assessed value for the 2007 Assessment year is \$1,680,276,660.

Neighborhoods and Sales:

The following is a breakdown of each neighborhood and a summary of the new land sales considered. The assessor considered these and historic sales as the primary method of establishing the new assessed land values for each neighborhood.

North Creek (10)

The North Creek neighborhood is defined as the area within the North Creek planning district located within the city of Bothell. The neighborhood is relatively new and designed to include a range of property uses including office buildings, warehouses, business parks, retail and multi-family development. The Schnitzer Northwest and

Quadrant Business Parks are located here along with a Home Depot, Country Inn Suites and Residence Inn, Group Health and the Seattle Times Printing Plant.

Zoning consists primarily of a Planned Unit Special Overlay classification including OP (Office-Professional), CB (Community Business), LI (Light Industrial), MVSO (Motor Vehicle Sales), R15 (Residential), and R2800 (Multi-Family).

Lot sizes are typically 100,000 to 200,000 sqft.

The assessor considered recent historic sales (4 years) and a GIS (Geographic Information System) as the primary method of establishing new assessed land values. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. Factors including zoning, location influence and lot size were a primary indicator for estimating land values.

No new land sales were reported for this neighborhood.

Land values are generally \$15/sqft.

Woodinville - North & South Industrial (15) (25)

The North and South Woodinville Industrial neighborhoods are generally defined by properties located within the I (Industrial) & GB (General Business) zoned districts of Woodinville. The buildings are predominately warehouses and light-manufacturing related uses. The wine district including St. Michelle Winery, Columbia, and Redhood Brewery are located here. An additional smaller multi-family R zone and Agricultural zone area falls within this district. Bear Creek is noted to run through the north part of this neighborhood.

The assessor considered recent historic sales (4 years) and a GIS (Geographic Information System) as the primary method of establishing new assessed land values. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. Factors including zoning, location influence and lot size were a primary indicator for estimating land values.

4 land sales since 2/2003 are included for this area.

Land values for I zoned properties are generally within \$9-\$12+/sqft. and values for GB zoned generally within \$12 to \$20+/sqft.

Area /Nbhd	Parcel Number	Sale Price	Sale Date	Excise #	Price /sqft	Lot Size	Zone
90-15	092605-9068	\$1,130,000	4/14/06	2201388	\$6.0	189,050	R11
90-15	102605-9002	\$9,500,000	4/26/06	2202752	\$9.0	1,058,351	R48
90-15	192730-0005	\$1,327,699	2/27/03	1942600	\$9.4	141,232	GB
90-25	152605-9096	\$2,050,600	8/24/05	2153415	\$12.5	164,674	I

Woodinville – Downtown (20)

The Downtown Woodinville neighborhood is the business core of Woodinville and defined by properties falling within the CBD (Central Business District), O (Office), and P/I (Public/Institutional) zoning. An additional multi-family R zone falls within this district. The neighborhood plan emphasizes a broad mix of retail, higher density residential, wholesale, service and recreational/cultural uses. Major businesses located here are Molbaks, numerous line-retail malls, and the Woodinville government buildings.

The assessor considered recent historic sales (4 years) and GIS (Geographic Information System) as the primary method of establishing new assessed land values. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. Factors including zoning, location influence and lot size were a primary indicator for estimating land values.

3 land sales since 10/2004 are included for this area.

Land values typically range from \$20 to \$35+/sqft.

Area /Nbhd	Parcel Number	Sale Price	Sale Date	Excise #	Price /sqft	Lot Size	Zone
90-20	102605-9176	\$410,000	5/13/05	2122850	\$30.8	13,319	R-18
90-20	092605-9153	\$420,000	12/23/05	2178225	\$12.0	34,848	CBD
90-20	951710-0050	\$1,350,000	10/20/04	2077882	\$35.9	37,608	CBD

Redmond – Willows Road (30)

The Willows Road neighborhood is defined by properties generally located on Willows Road within the City of Redmond and extending north through unincorporated King County to Woodinville. This neighborhood is considered part of the regions Tech-flex Corridor and includes a diverse mixture of offices, high-tech/flex, and industrial uses. Zoning is predominately a mixture of BP (Business Park) and ISO (Industrial Special Overlay), UR (Urban Recreational), and MU (Multiple Use). Development is somewhat limited due to the areas adjacent steep topography and wetlands. Major businesses located here include Aerojet, Medtronik Physio Control, Trendwest, and the Willows Run golf course.

The assessor considered recent historic sales (4 years) and GIS (Geographic Information System) as the primary method of establishing new assessed land values. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. Factors including zoning, location influence and lot size were a primary indicator for estimating land values.

No new land sales were reported for this neighborhood.

Land values typically range within \$12 to \$14+/sqft.

Kingsgate (35)

The Kingsgate neighborhood is defined by the area located north of NE 132nd St, east of I-405 and south and west of Woodinville city limits. This is a relatively small neighborhood of scattered residential supported parcels located within unincorporated King County. The zoning is a diverse mix including a high proportion of multi-family/residential type properties. The Kingsgate Shopping Plaza is the predominate business in this neighborhood.

The assessor considered recent historic sales (4 years) and a GIS (Geographic Information System) as the primary method of establishing new assessed land values. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. Factors including zoning, location influence and lot size were a primary indicator for estimating land values

3 land sales since 4/2003 are included for this area

Land values have a wide range reflecting the diversity from \$7 to \$25+/sqft.

Area /Nbhd	Parcel Number	Sale Price	Sale Date	Excise #	Price /sqft	Lot Size	Zone
90-35	162605-9081	\$2,000,000	6/15/04	2047275	\$11.6	172,500	OSO
90-35	212605-9054	\$1,150,000	2/28/06	2189272	\$14.0	81,892	R6SO
90-35	162605-9071	\$375,000	4/25/03	1954231	\$23.0	16,335	NBPSO

Redmond Industrial – West (45), & East Redmond (55)

The Redmond Industrial neighborhoods are located in the West (Willows) and East (Marymoor) areas of Redmond and are defined by properties generally associated with a mixed manufacturing/industrial use. Zoning is typically BP (Business Park), MP (Manufacturing Park), and the I (Industrial) properties of Redmond. Redmonds GC (General Commercial) and GDD (Gateway Design District) areas are also included. The outlining area within this neighborhood includes a small amount of mixed use high density R (Residential) zoning.

Lot sizes are large and typically range from 30,000sqft to 500,000+sqft.

The assessor considered recent historic sales (4 years) and a GIS (Geographic Information System) as the primary method of establishing new assessed land values. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. Factors including zoning, location influence and lot size were a primary indicator for estimating land values

11 land sales since 4/2003 are included for this area.

Land values for BP & MP zoned properties typically range from \$11 to \$15+/sqft. and values for GC zoning typically range from \$25 to \$30+/sqft.

Area /Nbhd	Parcel Number	Sale Price	Sale Date	Excise #	Price /sqft	Lot Size	Zone
90-55	131830-0020	\$2,550,000	10/9/06	2244726	\$10.9	233,182	BP
90-55	131830-0190	\$300,000	8/28/05	2151433	\$9.4	31,932	MP
90-55	131830-0180	\$725,000	8/28/05	2151438	\$10.3	70,432	MP
90-55	072506-9117	\$1,625,000	8/31/04	2066483	\$10.6	153,727	MP
90-45	943050-0120	\$925,000	12/20/04	2093626	\$17.0	54,551	MP
90-55	012505-9042	\$375,000	4/1/03	1950683	\$8.0	46,609	GC
90-45	022505-9060	\$3,600,000	1/13/06	2181382	\$22.4	160,527	GC
90-55	122505-9160	\$1,650,000	9/16/04	2070102	\$30.4	54,356	GC
90-55	122505-9041	\$9,000,000	7/26/04	2057451	\$32.8	274,434	GC
90-45	102505-9215	\$1,932,000	8/10/06	2231083	\$5.9	328,418	R5
90-45	022505-9121	\$1,900,000	3/10/05	2198516	\$33.7	56,425	R30

City Center Redmond (50)

The City Center Redmond neighborhood is the business core of Redmond and defined by properties falling within the CC1 through CC6 (City Center) zones. The zonings allow for a wide range of uses including a major regional shopping center facility, mixed use office and retail stores, and moderate density residential housing and condominiums. The outlining areas within this neighborhood consist of R1 through R30 (Residential) zoning including higher density residential uses. Major businesses located here is the Redmond Town Center shopping mall, numerous retail shops, and the Redmond government buildings and library.

The assessor considered recent historic sales (4 years) and a GIS (Geographic Information System) as the primary method of establishing new assessed land values. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. Factors including zoning, location influence and lot size were a primary indicator for estimating land values

6 land sales since 6/2004 are included for this area.

Land values for CC zoning typically range from \$37 to \$60+/sqft.

Area /Nbhd	Parcel Number	Sale Price	Sale Date	Excise #	Price /sqft	Lot Size	Zone
90-50	927070-0090	\$600,000	6/18/04	2049741	\$40.0	15,000	CC5
90-50	779290-0245	\$475,000	10/20/04	2080963	\$42.8	11,098	CC6
90-50	122505-9111	\$1,650,000	10/20/04	2081569	\$50.7	32,540	CC1
90-50	660050-0050	\$660,000	10/19/05	2164464	\$59.9	11,020	CC4
90-50	362605-9081	\$2,600,000	3/1/06	2191925	\$11.9	217,799	R4
90-50	720000-0251	\$987,000	7/28/04	2058677	\$11.7	84,106	R20

Overlake/ Microsoft (60)

The Overlake/ Microsoft neighborhood is defined as properties located primarily within the OV zone (Overlake Business and Advanced Technology) within the city of Redmond. The zone provides for advanced technology uses, research and development uses, corporate offices, compatible high technology manufacturing, and distribution uses. The corporate offices of Microsoft and Nintendo are located here. An additional Retail Commercial (RC) zoned and multi-family zoned area is also located within this neighborhood adjacent to the Bellevue-Redmond road corridor.

Parcel within the OV zone are large typically ranging in size from 1 to 15+ acres, reflecting the multiple building campus style settings.

The assessor considered recent historic sales (4 years) and a GIS (Geographic Information System) as the primary method of establishing new assessed land values. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. Factors including zoning, location influence and lot size were a primary indicator for estimating land values

1 land sale since 5/2004 is included for this area.

Land values for OV zoned parcels are typically \$26+/sqft and values within the RC zoned area are typically \$26 to \$36+/sqft.

Area /Nbhd	Parcel Number	Sale Price	Sale Date	Excise #	Price /sqft	Lot Size	Zone
90-60	105400-0040	\$1,280,000	5/24/04	2044662	\$35.6	35,986	RC

East Kirkland (65)

The East Kirkland neighborhood is defined as the area adjacent to NE 85th St east of I-405 to the Redmond city boundary. The zoning is a diverse mixture of retail and office use including the BC (Business Commercial), PO (Professional Office), retail, and R (Multi-Family) zoning in the outer areas.

The assessor considered recent historic sales (4 years) and a GIS (Geographic Information System) as the primary method of establishing new assessed land values. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. Factors including zoning, location influence and lot size were a primary indicator for estimating land values

4 land sales since 1/2005 are included for this area.

Land values have a wide range reflecting the diversity from \$5 to \$44+/sqft.

Area /Nbhd	Parcel Number	Sale Price	Sale Date	Excise #	Price /sqft	Lot Size	Zone
90-65	123850-0246	\$875,000	8/8/05	2148064	\$24.5	35,782	RM3.6
90-65	123850-0245	\$550,000	3/2/05	2106925	\$27.5	19,988	RSX7.2
90-65	124190-0050	\$660,000	1/17/05	2096864	\$30.4	21,720	PO
90-65	124190-0040	\$945,000	4/22/05	2117777	\$50.0	18,900	BCX

Improved Parcel Total Values:

Sales comparison approach model description

The model for sales comparison was based on data sources from the Assessor's records including: occupancy codes, age, condition and size. A search was made on data that most closely fit a subject property within each geographic area and then expanded to other similar neighborhoods.

There were 86 improved sales in Area 90 considered being good, fair market transactions reflective of market conditions. These sales were organized into market segments based on predominant use and further stratified by neighborhoods. The sales served to establish a general upper and lower market boundary for the various property types within the subject area. An analysis of the improved sales indicated actual sale prices continue to show an overall increase as of this appraisal revalue date as compared to last year.

Sales comparison calibration

The search for comparable sales was within each geographic neighborhood and then expanded to include the surrounding neighborhoods within the geographic area. Location, quality, and effective age were factors considered for adjustment.

Cost approach model description

The Marshall & Swift Commercial Estimator was used to automatically calculate cost estimates for all properties. Depreciation was also based on studies done by Marshall & Swift Valuation Service. The cost was adjusted to the western region and the Seattle area.

Cost calibration

Each appraiser valuing new construction can individually calibrate Marshall-Swift valuations to specific buildings in our area by accessing the parcel and the computerized valuation model supplied by Marshall & Swift.

Income capitalization approach model description

The Income Approach was used for valuation of improved properties throughout Area 90 when considered most appropriate. Economic income information was derived from the market place using the sales included as well as market rents, surveys, and available publications. Changes in the market were noted in 2006 over prior years with both vacancy rates decreasing and rental rates generally increasing. The office market continues to gain strength in this area with improved office vacancy and rental rates and positive absorption. Retail vacancy and rental rates continue to indicate a strong market. Lower capitalization rates particularly in the retail and office markets were noted reflecting continued historically low interest rates and resulting in overall higher sales prices.

Income approach calibration

The tables were calibrated after setting economic rents, vacancy, expenses and capitalization rates by using adjustments based on size, effective age, and construction quality as recorded in the Assessor's records.

Income: Income parameters were derived from the market place through the listed fair market sales as well as through published sources (i.e. Office Space Dot.Com, Commercial Brokers Association, Costar, Multiple Corporate Real Estate Websites), and opinions expressed by real estate professionals active in the market.

Vacancy: Vacancy rates used were derived mainly from published sources tempered by personal observation.

Expenses: Expense ratios were estimated based on industry standards, published sources, and personal knowledge of the area's rental practices. Within our income valuation models, the assessor used triple net expenses for typical retail/mixed-use & industrial type uses. For typical office/medical buildings, the assessor used full service expenses within the valuation models.

Capitalization Rates: Capitalization rates were determined by local published market surveys, such as CoStar, Real Estate Analytics, The American Council of Insurance Adjustors, Colliers International, Integra Realty Resources, and Korpaz. Other national reports include; Grubb & Ellis Capital Mkt. Update, Emerging Trends in Real Estate, Urban Land Institute, and Cushman & Wakefield – 16th Annual Real Estate Trends. The effective age and condition of each building determines the capitalization rate used by the appraiser. For example; a building with a lower effective age of lesser condition will typically warrant a higher capitalization rate and a building in better condition with a higher effective age will warrant a lower capitalization rate.

Income tables were created for many of the property types. A summary and typical breakdown of the income information used for the primary markets follows. These tables are included as a guide and individual property rates and conditions may vary.

Area 90-10/ 15/ 20/ 25 – North Creek/ Woodinville

Land Use:	Rent Range per Sqft	Vacancy/Coll. Loss %	Expense Rate %	Capitalization Rate %
Office	\$13.00 to \$24.00	8% to 15%+	10%	7.0% to 9%
Retail/Mixed Use	\$13.00 to \$25.00+	4 to 5%	10%	7.0% to 9%

Industrial/ Whse.	\$5 to \$7.50	9% to 16%+	8%	7.5% to 9%
--------------------------	---------------	------------	----	------------

Office annual rents typically ranged from \$13 to \$24 per triple net rentable area to full service rents with vacancy rates at 8% to 15%+ for this period. Retail and mixed-use retail were valued based on triple net to full service rents ranging from \$13 to \$25 reflecting a continued strong market with vacancy rates at 4% to 5%. Industrial, storage, and warehouse properties typical annual rent ranged from \$5 to \$7.50 per net rentable area with a continued high vacancy rate. General annual expense rates used were 8%.

Area 90-45/ 50/ 55 - Redmond West/ City Center/ East

Land Use:	Rent Range per Sqft	Vacancy/Coll. Loss %	Expense Rate %	Capitalization Rate %
Office	\$13.00 to \$25.00	5% to 9%	10%	7.0% to 9%
Retail/Mixed Use	\$13.00 to \$30.00+	3 to 4%	10%	7.0% to 9%
Industrial/ Whse.	\$5.75 to \$7.80	5% to 14%+	8%	7.5% to 9%

Office annual rents typically ranged from \$13 to \$25 per triple net rentable area to full service rents with vacancy rates in a healthy 5% to 9% range for this period. Retail and mixed-use retail were valued based on triple net to full service rents ranging from \$13 to \$30+ reflecting a continued strong market with vacancy rates from 3% to 4%. Industrial, storage, and warehouse properties typical annual rent ranged from \$5.75 to \$7.80 per net rentable area with a still high but improving vacancy rate. General annual expense rates used were 8%.

Area 90-35 / 65 - Kingsgate/ East Kirkland

Land Use:	Rent Range per Sqft	Vacancy/Coll. Loss %	Expense Rate %	Capitalization Rate %
Office	\$15.00 to \$28.00	9% to 11%	10%	7.0% to 9%
Retail/Mixed Use	\$14.00 to \$30.00+	3 to 4%	10%	7.0% to 9%

Office annual rents typically ranged from \$15 to \$28 per triple net rentable area to full service rents with vacancy rates in the 9% to 11% range for this period. Retail and mixed-use retail were valued based on both triple net to full service rents ranging from \$14 to \$30+ reflecting a continued strong market with vacancy rates from 3% to 4%.

Area 90-30/60 – Overlake/Microsoft / Willows

Land Use:	Rent Range per Sqft	Vacancy/Coll. Loss %	Expense Rate %	Capitalization Rate %
Office	\$15.00 to \$28.00	9 to 13%	10%	7.0% to 9%

Retail/Mixed Use	\$15.00 to \$32.00+	3 to 4%	10%	7.0% to 9%
-------------------------	---------------------	---------	-----	------------

Office annual rents typically ranged from \$15 to \$28 per triple net rentable area to full service rents with vacancy rates in the 9% to 13% range for this period. Retail and mixed-use retail were valued based on triple net to a full service rent ranging from \$15 to \$32 + per rentable area.

Reconciliation and or validation study of calibrated value models including ratio study of hold out samples.

The area appraiser reviewed all value estimates before final value selection. Each appraiser can adjust any or all of the factors used to establish value by the model. The market rents as established by the income model were used as a guide in establishing the market rental rates used. The market rental rates applied can vary somewhat but fall within an acceptable range of variation from the established guideline. Final value selects were reviewed by the Senior Appraiser before posting.

Model Validation

Total Value Conclusions, Recommendations and Validation:

The market sales approach is considered the most reliable indicator of value when comparable sales are available.

The income approach to value is considered to be a reliable indicator of value when market sales are not available. Whenever possible, market rents, expenses, and capitalization rates were ascertained from sales. Data from surveys and publications were also considered in the application of the income model.

Cost estimates were relied upon for valuing special use properties where comparable sales data and/or income/expense information was not available.

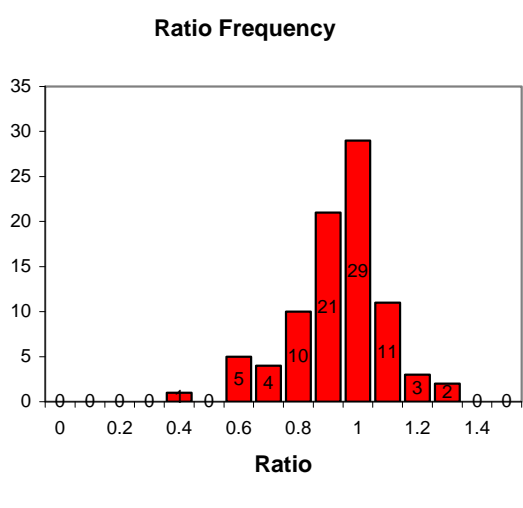
Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed during the entire cycle and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust by particular characteristics and conditions as they occur in the valuation area.

The new assessment level is reflected in the weighted mean ratio of 99.1%. The standard statistical measures of valuation performance are presented both in the Executive Summary and in the 2006 and 2007 Ratio Analysis charts included in this report. The total value for the Geographic assigned parcels increased as follows:

	2006 Total	2007 Total	\$ Change	% Change
Total Value	\$2,675,636,347	\$2,942,934,393	\$267,298,046	9.99%

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the assessor's office located in the King County Administration Building.

**2006 Assessment Year
Area 090**

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:
East Crew	1/1/2006	4/1/2007	1/7/04 - 10/25/06
Area	Appr ID:	Prop Type:	Trend used?: Y / N
90	EPRE	Improvement	N
SAMPLE STATISTICS			
Sample size (n)	86		
Mean Assessed Value	2,725,500		
Mean Sales Price	2,970,200		
Standard Deviation AV	4,964,771		
Standard Deviation SP	5,240,049		
ASSESSMENT LEVEL			
Arithmetic mean ratio	0.886	These figures reflect current sales and their effect on the present assessment values.	
Median Ratio	0.910		
Weighted Mean Ratio	0.918		
UNIFORMITY			
Lowest ratio	0.3594		
Highest ratio:	1.2456		
Coefficient of Dispersion	13.61%		
Standard Deviation	0.1607		
Coefficient of Variation	18.13%		
Price-related Differential	0.97		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.873	These figures reflect current sales and their effect on the present assessment values.	
Upper limit	0.968		
95% Confidence: Mean			
Lower limit	0.852		
Upper limit	0.920		
SAMPLE SIZE EVALUATION			
N (population size)	1379		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.1607		
Recommended minimum:	40		
Actual sample size:	86		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	37		
# ratios above mean:	49		
z:	1.186160505		
Conclusion:	Normal*		
*i.e., no evidence of non-normality			

**2007 Assessment Year
Area 090**

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:		
East Crew	1/1/2007	4/1/2007	1/7/04 - 010/25/06		
Area	Appr ID:	Prop Type:	Trend used?: Y / N		
90	EPRE	Improvement	N		
SAMPLE STATISTICS					
Sample size (n)	86	<div>Ratio Frequency</div>			
Mean Assessed Value	2,944,300				
Mean Sales Price	2,970,200				
Standard Deviation AV	5,300,788				
Standard Deviation SP	5,240,049				
ASSESSMENT LEVEL					
Arithmetic mean ratio	0.990	<div>These figures reflect current sales and their effect on the recommended assessed value.</div>			
Median Ratio	0.994				
Weighted Mean Ratio	0.991				
UNIFORMITY					
Lowest ratio	0.7798				
Highest ratio:	1.2879				
Coefficient of Dispersion	7.81%				
Standard Deviation	0.1026				
Coefficient of Variation	10.37%				
Price-related Differential	1.00				
RELIABILITY					
95% Confidence: Median					
Lower limit	0.959				
Upper limit	1.013				
95% Confidence: Mean					
Lower limit	0.968				
Upper limit	1.011				
SAMPLE SIZE EVALUATION					
N (population size)	1379				
B (acceptable error - in decimal)	0.05				
S (estimated from this sample)	0.1026				
Recommended minimum:	17				
Actual sample size:	86				
Conclusion:	OK				
NORMALITY					
Binomial Test					
# ratios below mean:	41				
# ratios above mean:	45				
z:	0.32349832				
Conclusion:	Normal*				
*i.e., no evidence of non-normality					

Improvement Sales for Area 090 with Sales Used 4/10/2007

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
090	010	042605	9008	90,661	2181215	\$15,300,000	01/12/06	\$168.76	OFFICE - NORTH CREEK PLACE 1	OP	1	Y	
090	015	032605	9033	16,320	2206279	\$1,150,000	05/10/06	\$70.47	WAREHOUSE	I	1	Y	
090	015	032605	9091	12,950	2134608	\$1,500,000	06/28/05	\$115.83	WAREHOUSE	I	1	Y	
090	015	032605	9104	12,000	2202993	\$1,310,000	04/26/06	\$109.17	WAREHOUSE	I	1	Y	
090	015	032605	9104	12,000	2147371	\$1,190,000	08/11/05	\$99.17	WAREHOUSE	I	1	Y	
090	015	032605	9120	20,130	2145915	\$1,625,000	08/10/05	\$80.73	WAREHOUSE - NORTHWOOD IND. PARK	I	1	Y	
090	015	032605	9143	9,500	2211617	\$1,401,000	05/30/06	\$147.47	WAREHOUSE / OFFICE	I	1	Y	
090	015	032605	9146	45,450	2164048	\$4,200,000	10/24/05	\$92.41	WAREHOUSE - NOBO BUILDING	I	1	Y	
090	015	062660	0020	40,000	2208398	\$3,020,000	05/22/06	\$75.50	WAREHOUSE / OFFICE	GB	1	Y	
090	015	182240	0015	6,371	2128776	\$825,000	05/25/05	\$129.49	CREEKSIDE PARK CONDOMINIUM	I	1	Y	
090	015	182240	0030	2,112	2256380	\$400,000	12/18/06	\$189.39	CREEKSIDE PARK CONDOMINIUM	I	1	Y	
090	015	182240	0050	3,567	2253352	\$740,000	11/21/06	\$207.46	CREEKSIDE PARK CONDOMINIUM	I	2	Y	
090	015	956075	0070	31,537	2187741	\$3,450,000	02/10/06	\$109.39	WAREHOUSE	I	1	Y	
090	020	102605	9083	120,458	2051949	\$18,522,000	06/25/04	\$153.76	RETAIL - WOODINVILLE TOWNE CENTE	CBD	3	Y	
090	020	102605	9103	4,121	2174518	\$961,000	11/29/05	\$233.20	OFFICE - VICTORIA SQUARE SUITES	O	1	Y	
090	020	726910	0036	1,624	2248447	\$850,000	10/25/06	\$523.40	UNION 76 SERVICE STATION	CBD	1	Y	
090	020	951710	0175	17,750	2119883	\$4,500,000	04/27/05	\$253.52	RETAIL - WOODINVILLE WEST CENTER	CBD	1	Y	
090	020	951760	0060	131,851	2059017	\$27,100,000	07/30/04	\$205.54	RETAIL - WOODINVILLE PLAZA	CBD	6	Y	
090	020	951810	0010	2,078	2066994	\$385,000	08/26/04	\$185.27	RETAIL - GAMESPLUS	CBD	2	Y	
090	020	951810	0070	3,553	2042802	\$375,000	05/25/04	\$105.54	HORSESHOE SALOON	CBD	1	Y	
090	020	951810	0195	5,939	2098791	\$1,225,000	01/20/05	\$206.26	OFFICE - SHANNON BUILDING	CBD	5	Y	
090	025	571160	0030	14,400	2128257	\$1,020,000	05/27/05	\$70.83	LIGHT INDUSTRIAL	I	1	Y	

090	030	272605	9102	6,670	2226671	\$950,000	07/24/06	\$142.43	KATCO BUILDING	ISO	1	Y	
090	030	272605	9110	59,060	2012728	\$13,858,381	01/09/04	\$234.65	OFFICE - VALLEY VIEW CORP CTR	ISO	1	Y	
090	035	162605	9084	2,500	2220813	\$625,000	07/07/06	\$250.00	OFFICE	NBSO	1	Y	
090	035	387646	0040	2,520	2069887	\$461,034	09/13/04	\$182.95	KINGSGATE CAR WASH	CBSO	1	Y	
090	035	387646	0050	17,850	2178869	\$3,600,000	12/21/05	\$201.68	RETAIL - KINGSGATE SHOPPING PLAZ	CBSO	2	Y	
090	045	032505	9177	7,500	2046994	\$887,500	06/09/04	\$118.33	WAREHOUSE	MP	1	Y	
090	045	112505	9102	15,213	2162836	\$2,950,000	10/19/05	\$193.91	RETAIL	R30	1	Y	
090	045	384850	0705	20,229	2083403	\$3,698,000	11/12/04	\$182.81	RETAIL & 9 UNIT RES.	NC/C	1	Y	
090	045	720170	0053	9,200	2182269	\$1,025,000	01/19/06	\$111.41	WAREHOUSE	MP	1	Y	
090	045	943050	0071	11,845	2120884	\$1,850,000	04/25/05	\$156.18	CORTAN BLDG	MP	1	Y	
090	045	943050	0073	28,136	2152312	\$2,500,000	08/30/05	\$88.85	WAREHOUSE - BEST PLASTICS	MP	1	Y	
090	050	012505	9072	2,960	2080878	\$460,000	10/28/04	\$155.41	TRIPLEX	CC6	1	Y	
090	050	012505	9076	1,980	2080879	\$400,000	10/27/04	\$202.02	CONVERTED SFR - OFFICE	CC6	1	Y	
090	050	012505	9077	2,600	2102827	\$450,000	02/17/05	\$173.08	DUPLEX	CC6	1	Y	
090	050	012505	9154	3,354	2125307	\$960,000	05/22/05	\$286.23	QUIN'S AUTO REPAIR	GC	1	Y	
090	050	022505	9065	1,270	2021377	\$480,000	02/10/04	\$377.95	CONVERTED SFR - OFFICE	CC4	1	Y	
090	050	022505	9089	1,440	2085582	\$500,000	11/22/04	\$347.22	CONVERTED SFR - OFFICE	CC4	1	Y	
090	050	022505	9103	7,467	2095039	\$1,600,000	01/05/05	\$214.28	OFFICE - REDMOND GENERAL INSURAN	CC4	1	Y	
090	050	122505	9019	7,800	2182265	\$2,100,000	01/18/06	\$269.23	OFFICE - HOWE BUILDING	CC1	1	Y	
090	050	122505	9030	72,525	2186881	\$21,346,000	02/09/06	\$294.33	CLEVELAND STREET SQUARE	CC1	12	Y	
090	050	122505	9070	1,092	2170425	\$695,000	11/02/05	\$636.45	RETAIL	CC1	1	Y	
090	050	122505	9071	1,070	2087193	\$520,000	11/29/04	\$485.98	CONVERTED SFR - OFFICE	CC4	1	Y	
090	050	122505	9078	1,270	2185007	\$680,000	02/01/06	\$535.43	CONVERTED SFR - OFFICE	CC4	1	Y	
090	050	122505	9078	1,270	2078182	\$525,000	10/19/04	\$413.39	CONVERTED SFR - OFFICE	CC4	1	Y	
090	050	122505	9082	9,574	2088571	\$2,675,000	12/07/04	\$279.40	OFFICE - FAIRWAY BUILDING	CC1	1	Y	
090	050	122505	9100	14,950	2170637	\$3,990,000	11/18/05	\$266.89	OFFICE - BEAR CREEK PROF CTR	CC3	1	Y	
090	050	122505	9126	860	2049786	\$430,000	06/22/04	\$500.00	CONVERTED SFR - RETAIL	CC4	1	Y	
090	050	122505	9170	2,394	2081069	\$625,000	10/20/04	\$261.07	OFFICE	CC3	1	Y	
090	050	122505	9170	2,394	2165629	\$760,000	10/27/05	\$317.46	OFFICE	CC3	1	Y	

090	050	263920	0010	623	2192459	\$255,000	03/08/06	\$409.00	FRAZER COURT CONDOMINIUM	CC4	2	Y	
090	050	263920	0030	578	2196506	\$238,500	03/22/06	\$412.00	FRAZER COURT CONDOMINIUM	CC4	3	Y	
090	050	263920	0040	470	2195585	\$206,500	03/27/06	\$439.00	FRAZIER COURT CONDOMINIUM	CC4	2	Y	
090	050	263920	0060	471	2226082	\$202,500	07/24/06	\$429.00	FRAZER COURT CONDOMINIUM	CC4	1	Y	
090	050	660050	0060	13,744	2193698	\$3,400,000	03/20/06	\$247.38	OFFICE - REDMOND PROFESSIONAL BL	CC4	1	Y	
090	050	671970	0025	1,470	2089051	\$550,000	12/03/04	\$374.15	COUNTRY GARDEN BRISTO	CC4	1	Y	
090	050	671970	0085	1,400	2017244	\$400,000	01/26/04	\$285.71	CONVERTED SFR	CC6	1	Y	
090	050	671970	0160	6,860	2207591	\$2,325,000	05/10/06	\$338.92	OFFICE - MAPLE BUILDING	CC6	1	Y	
090	050	671970	0190	2,270	2060239	\$740,000	07/28/04	\$325.99	SFR - COMMERCIAL	CC6	2	Y	
090	050	671970	0205	800	2244636	\$475,000	10/17/06	\$593.75	CONVERTED SFR	CC6	1	Y	
090	050	671970	0210	1,100	2238119	\$724,950	09/18/06	\$659.05	CONVERTED SFR - OFFICE	CC6	1	Y	
090	050	671970	0245	1,020	2081091	\$474,000	10/28/04	\$464.71	CONVERTED SFR - OFFICE	CC6	1	Y	
090	050	671970	0310	1,480	2115372	\$560,000	04/11/05	\$378.38	SFR - VALUE IN LAND	CC6	1	Y	
090	050	671970	0320	7,050	2097361	\$1,600,000	01/18/05	\$226.95	OFFICE - BCI BUILDING	CC6	1	Y	
090	050	671970	0355	7,020	2151092	\$1,400,000	08/30/05	\$199.43	OFFICE - HARBOR CITY BLDG	CC6	2	Y	
090	050	671970	0365	1,260	2084845	\$445,000	11/10/04	\$353.17	CONVERTED SFR	CC6	1	Y	
090	050	719880	0035	2,480	2012688	\$730,000	01/07/04	\$294.35	RETAIL	CC1	1	Y	
090	050	719880	0060	1,560	2206608	\$450,000	05/12/06	\$288.46	RETAIL	CC1	1	Y	
090	050	719880	0111	1,821	2110148	\$500,000	03/21/05	\$274.57	RETAIL	CC1	1	Y	
090	050	719890	0050	73,695	2124246	\$10,600,000	05/20/05	\$143.84	OFFICE - OPPORTUNITY BLDG	CC4	1	Y	
090	050	719890	0350	6,942	2165190	\$1,950,000	10/17/05	\$280.89	OFFICE	CC4	1	Y	
090	050	779220	0035	1,844	2099606	\$390,000	01/31/05	\$211.50	RETAIL - TOWN SHOE REPAIR	CC1	1	Y	
090	050	779220	0040	4,186	2231648	\$700,000	08/23/06	\$167.22	RETAIL - ALPINE HUT	CC1	1	Y	
090	050	779220	0050	7,885	2210954	\$1,665,000	05/26/06	\$211.16	RETAIL	CC1	1	Y	
090	050	779290	0205	780	2088443	\$360,000	12/06/04	\$461.54	SFR - COMMERCIAL	CC6	1	Y	
090	050	779290	0255	920	2047885	\$415,000	06/09/04	\$451.09	CONVERTED SFR - OFFICE	CC6	1	Y	
090	055	012505	9122	15,410	2170928	\$2,500,000	11/22/05	\$162.23	OFFICE - AVONDALE PLACE	BP	1	Y	
090	055	122505	9101	21,438	2117215	\$1,750,000	04/16/05	\$81.63	WAREHOUSE / RETAIL	MP	1	Y	

090	055	131830	0010	9,004	2101308	\$1,285,000	01/20/05	\$142.71	OFFICE - EAST BUILDING	BP	1	Y	
090	055	221295	0062	4,600	2128723	\$1,275,000	06/06/05	\$277.17	CRAIG BUILDING	MP	1	Y	
090	055	720240	0030	77,840	2071951	\$10,935,749	09/02/04	\$140.49	RETAIL - MERVYN'S	GDD(1)	1	Y	
090	060	067310	0073	3,360	2218961	\$750,000	06/28/06	\$223.21	CHURCH OF SCIENTOLOGY	RC	1	Y	
090	060	262505	9049	6,408	2166907	\$1,900,000	11/02/05	\$296.50	RETAIL - AERO RENT-A-CAR	RC	1	Y	
090	060	392720	0030	9,095	2097612	\$1,780,000	01/21/05	\$195.71	KOLL COMMERCE CENTER LOT 3	RC	1	Y	
090	060	392720	0040	8,465	2090531	\$1,315,500	12/14/04	\$155.40	KOLL COMMERCE CENTER LOT 4	RC	1	Y	
090	060	644850	0010	93,910	2093647	\$21,800,000	12/29/04	\$232.14	RETAIL - OVERLAKE EAST SHOPPING	RC	2	Y	
090	065	123310	0282	7,344	2023979	\$1,515,200	03/07/04	\$206.32	OFFICE - BENNOAH BUILDING	PR 3.6	1	Y	
090	065	123850	0165	47,840	2063497	\$14,500,000	08/05/04	\$303.09	OFFICE - FORBES LAKE BUILDING	BC	1	Y	
090	065	124190	0048	2,220	2220347	\$630,000	06/28/06	\$283.78	OFFICE - DANTINI & CO CPA	PO (2)	1	Y	

Improvement Sales for Area 090 with Sales not Used 4/10/2007

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code	Remarks
090	010	392700	0060	156,163	2091593	\$134,336,846	12/21/04	\$860.2	NORTH CREEK BLDGS - "J" , "K"	MU	3	1	Personal property included
090	015	062210	0021	9,200	2013940	\$1,675,000	01/12/04	\$182.1	CONSOLIDATED FREIGHTWAYS	GB	1	18	Quit claim deed
090	015	726910	0047	77,295	2039600	\$2,952,601	05/07/04	\$38.2	GEORGIA PACIFIC DIST	I	3	46	Non-representative sale
090	015	726910	0051	4,320	2100673	\$350,000	02/03/05	\$81.0	PILCHOCK	I	2	51	Related party, friend, or neighbor
090	015	956075	0030	41,806	2109820	\$1,523,000	03/17/05	\$36.4	MODULAR OFFICE DESIGN INC	I	1	22	Partial interest (1/3, 1/2, etc.)
090	015	956075	0110	20,440	2192785	\$85,000	02/18/06	\$4.2	WOODINVILLE BUSINESS PARK	I	1	24	Easement or right-of-way
090	020	102605	9011	7,852	2060090	\$1,100,000	07/29/04	\$140.1	WOODIN PROFESSIONAL BLDG	CBD	1	51	Related party, friend, or neighbor
090	020	726910	0036	1,624	2178548	\$565,732	12/21/05	\$348.4	UNION 76 SERVICE STATION	CBD	1	11	Corporate affiliates
090	020	951760	0010	38,004	2227818	\$1,605,908	07/12/06	\$42.3	WOODINVILLE PLAZA	CBD	1	11	Corporate affiliates
090	025	571160	0030	14,400	2128254	\$1,200,000	05/27/05	\$83.3	AUTO SERVICE	I	1	20	Correction deed
090	030	272605	9057	23,618	2112382	\$3,500,000	03/29/05	\$148.2	OFFICE	ISO	2	15	No market exposure
090	030	272605	9057	4,280	2251878	\$1,200,000	11/21/06	\$280.4	OFFICE	ISO	1	15	No market exposure
090	035	162605	9084	2,500	2018884	\$410,000	02/10/04	\$164.0	A & J MART	NBSO	1	26	Change in use
090	035	212605	9195	2,592	2180209	\$850,000	01/03/06	\$327.9	OFFICE BUILDING	CBSO	1	15	No market exposure
090	045	720170	0052	8,520	2151745	\$300,000	08/25/05	\$35.2	UCO CORP	MP	1	15	No market exposure
090	050	012505	9081	1,450	2052228	\$145,000	06/29/04	\$100.0	SFR - VALUE IN LAND	BP	1	22	Partial interest (1/3, 1/2, etc.)
090	050	012505	9113	990	2014347	\$162,000	01/15/04	\$163.6	SFR	CC6	1	51	Related party, friend, or neighbor
090	050	022505	9103	6,375	2112976	\$8,667	03/21/05	\$1.4	KEENEY'S OFFICE PRODUCTS	CC4	1	16	Government agency
090	050	062506	9011	4,704	2081026	\$5,577,500	10/28/04	\$1,185.7	FRENDLY VILLAGE MOBILE HOME PK	R6	1	22	Partial interest (1/3, 1/2, etc.)
090	050	112505	9073	1,530	2122335	\$1,400,000	05/09/05	\$915.0	WORKSHOP TAVERN	CC1	1	16	Government agency
090	050	122505	9100	14,950	2094538	\$156,000	01/03/05	\$10.4	BEAR CREEK PROF CTR	CC3	1	51	Related party, friend, or neighbor
090	050	122505	9201	11,607	2063503	\$1,266,000	08/17/04	\$109.1	COURRIER BUILDING	CC3	1	15	No market exposure
090	050	312606	9005	12,246	2184815	\$14,500,000	02/02/06	\$1,184.1	Multi-Tenant Retail Bldg.	NC	2	22	Partial interest (1/3, 1/2, etc.)

090	050	671970	0355	7,020	2060244	\$95,000	07/30/04	\$13.5	HARBOR CITY BLDG	CC6	2	22	Partial interest (1/3, 1/2, etc.)
090	050	719880	0063	2,660	2190059	\$1,075,000	02/28/06	\$404.1	EASTSIDE MATTRESS CO	CC1	2	36	Plottage
090	050	719880	0085	2,760	2067542	\$100,000	08/31/04	\$36.2	T&D STORAGE BLDG	CC1	1	15	No market exposure
090	050	719890	0300	4,900	2099544	\$150,000	01/25/05	\$30.6	RESTURANT	CC3	1	52	Statement to dor
090	050	779240	0030	9,200	2144166	\$34,000	07/25/05	\$3.7	THRIFT SHOP	CC1	1	43	Development rights parcel
090	050	779240	0030	9,200	2144167	\$8,840	07/25/05	\$1.0	THRIFT SHOP	CC1	1	43	Development rights parcel
090	050	779290	0270	1,920	2226732	\$850,000	07/25/06	\$442.7	SFR	CC6	2	16	Government agency
090	055	012505	9025	50,986	2025354	\$4,030,000	03/16/04	\$79.0	FORMER GAI'S BAKERY	MP	1	26	Change in use
090	055	062506	9019	0	2031254	\$1,300	04/06/04	\$0.0	CADMAN GRAVEL CO	I	1	24	Easement or right-of-way
090	055	072506	9113	13,611	2040943	\$500	05/13/04	\$0.0	REDMOND AUTO BODY	MP	1	16	Government agency
090	055	306610	0043	7,372	2042616	\$500	05/24/04	\$0.1	BIG O TIRE & BODY SHOP	GC	1	16	Government agency
090	055	306610	0043	7,372	2114299	\$450,000	03/31/05	\$61.0	BIG O TIRE & BODY SHOP	GC	1	22	Partial interest (1/3, 1/2, etc.)
090	055	720240	0030	77,840	2196484	\$23,000,000	03/31/06	\$295.5	MERVYN'S	GDD(1)	1	15	No market exposure
090	060	067310	0073	3,360	2143757	\$1,250,000	07/26/05	\$372.0	CHURCH OF SCIENTOLOGY	RC	1	17	Non-profit organization
090	060	142505	9111	19,788	2175512	\$3,940,000	12/14/05	\$199.1	STATE FARM CLAIMS CENTER	OV	1	10	Tear down
090	060	252505	9040	11,024	2042851	\$2,050,000	05/26/04	\$186.0	REDMOND CHRISTIAN	R3	2	31	Exempt from excise tax
090	065	123850	0215	26,090	2153183	\$150,000	08/25/05	\$5.8	ROSE HILL PLAZA	BC	1	33	Lease or lease-hold
090	065	124150	0288	1,602	2060792	\$112,500	08/02/04	\$70.2	ARCO STATION	BCX	1	22	Partial interest (1/3, 1/2, etc.)
090	065	124150	0288	1,602	2060785	\$112,500	08/02/04	\$70.2	ARCO STATION	BCX	1	22	Partial interest (1/3, 1/2, etc.)
090	065	124190	0014	2,501	2218527	\$550,000	06/20/06	\$219.9	7-11 STORE	BCX	1	33	Lease or lease-hold